



PROPERTY OVERVIEW

- » Open-concept industrial bay that can easily be customized to suit a variety of business needs.
- » The space provides the option to install a demising wall, allowing for a separation between the front showroom/office area and the rear warehouse.
- » Parking is available directly in front of the unit, additional parking is available at the rear
- » Conveniently located in a desirable industrial area offering excellent access to Deerfoot Trail, Barlow Trail, and Glenmore Trail
- » The property is well-positioned within a well-maintained industrial complex, and zoning accommodates a wide range of light industrial and commercial uses.

LEASE DETAILS

TOTAL SIZE	±2,250 SF
LEASE RATE	Market
OP COST	\$4.99 PSF
PROPERTY TAX	\$5.86 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in Door (12' x 12')
CEILING HEIGHT	18' Clear
POWER	208/120V, 3Phase, 100Amp
PARKING	in front of the unit + additional at the rear
OCCUPANCY	Immediately.

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For more information,
please contact:



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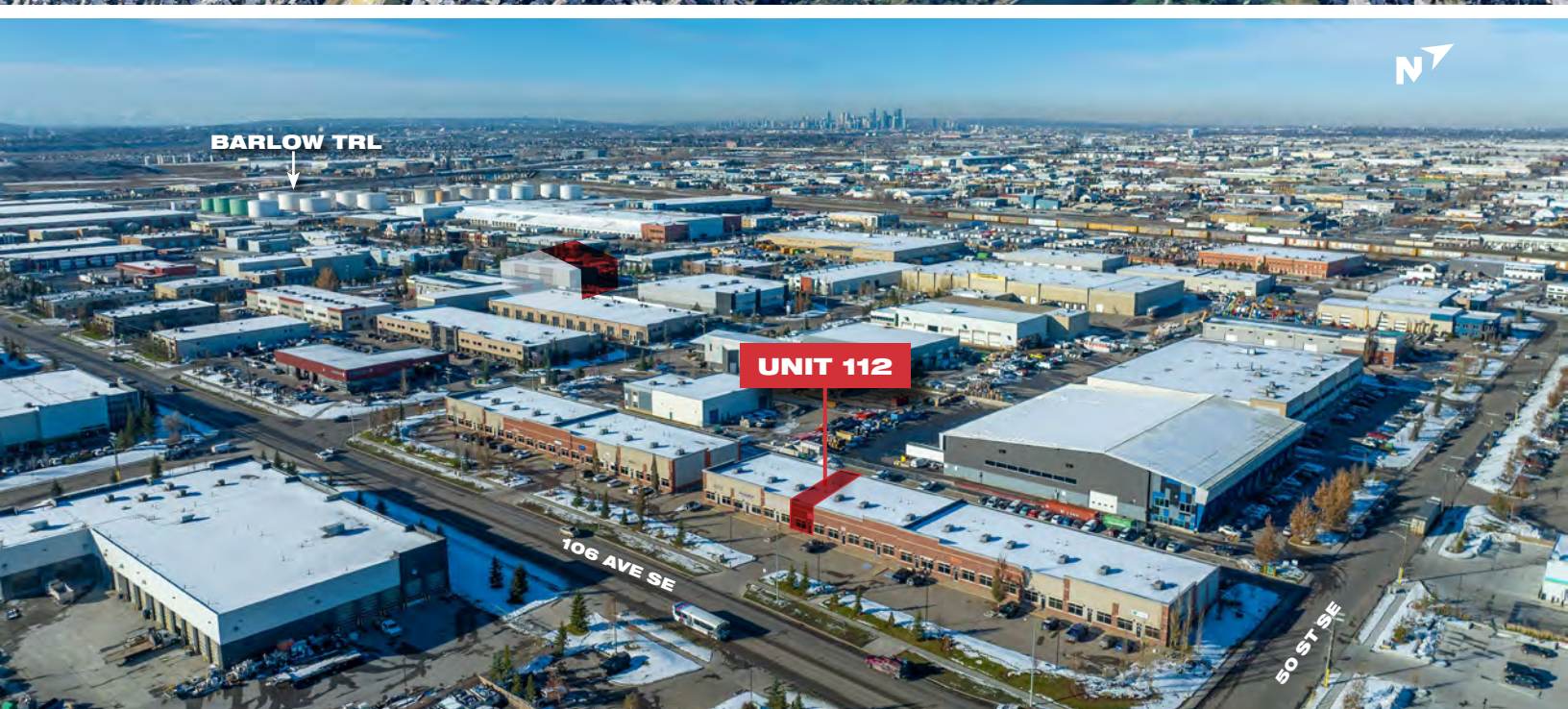


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PROPERTY LOCATION



SPACE PHOTOS



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